



HOLLAND TUNNEL II

JULY
67

SURVEY AND PLANNING APPLICATION / BINDER NO. _____

JERSEY CITY REDEVELOPMENT AGENCY

RENEWAL PLANNING PROGRAM / JERSEY CITY DIVISION OF PLANNING

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY

SURVEY AND PLANNING APPLICATION

JERSEY CITY
REDEVELOPMENT AGENCY

HOLLAND TUNNEL II

URBAN RENEWAL AREA

SUBMITTED TO:

RENEWAL ASSISTANCE
ADMINISTRATION
DEPARTMENT OF
HOUSING AND URBAN
DEVELOPMENT

Prepared under the direction of the
Jersey City Division of Planning with
the assistance of the Jersey City
Redevelopment Agency by Alvin E.
Gershen Associates, Trenton,
New Jersey.

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT URBAN RENEWAL PROGRAM SURVEY AND PLANNING APPLICATION	TO BE COMPLETED BY HUD
	PROJECT, PLAN, OR SURVEY NUMBER
	LOCALITY
	DATE RECEIVED

INSTRUCTIONS: Submit original in Binder No. 1, and copies in Binders No. 2, 3, and 4.

A. PURPOSE OF APPLICATION

☒ Survey and planning of an Urban Renewal Project

☐ Under "Disaster Area" provisions of Section 111 of the Housing Act of 1949, as amended

☐ Preparation of General Neighborhood Renewal Plan

☐ Feasibility Survey of an urban area

B. CATEGORY OF PROJECT ELIGIBILITY

(For survey and planning of a project, check appropriate eligibility category of project to be planned; for preparation of a General Neighborhood Renewal Plan, check eligibility category indicated at this time for "first project" in proposed General Neighborhood Renewal Area. See Urban Renewal Manual, Chapter 3-2. Leave blank for Feasibility Survey Application or for "Disaster Area" project.)

CATEGORY	PRESENT CHARACTER OF AREA	EXTENT OF PRESENT DEVELOPMENT	PROPOSED REUSE
<input type="checkbox"/> I	Predominantly residential	Built up	Any
<input type="checkbox"/> II	Predominantly residential	Predominantly open land	Any
<input type="checkbox"/> III	Not predominantly residential	Built up	Predominantly residential
<input type="checkbox"/> IV	Not predominantly residential	Predominantly open land	Predominantly residential
<input checked="" type="checkbox"/> V Nonresidential Exception	Not predominantly residential	Built up	Not predominantly residential
<input type="checkbox"/> VI Nonresidential Exception	Not predominantly residential	Predominantly open land	Not predominantly residential
<input type="checkbox"/> VII College, University, or Hospital	Any	Built up	Any
<input type="checkbox"/> VIII College, University, or Hospital	Any	Predominantly open land	Any
<input type="checkbox"/> IX	-	Open land	Predominantly residential
<input type="checkbox"/> X	-	Open land	Not predominantly residential
<input type="checkbox"/> XI Area Redevelopment Exception	Not predominantly residential	Built up	Not predominantly residential
<input type="checkbox"/> XII Area Redevelopment Exception	Not predominantly residential	Predominantly open land	Not predominantly residential
<input type="checkbox"/> XIII Air Rights	Not predominantly residential	Land improved principally with highways, trackage, or similar facilities	Predominantly residential

C. TYPE OF SUBMISSION

☒ Original Application

☐ Revision of approved Application – Project, Plan, or Survey No. _____ – for purpose of

☐ Change in area

☐ Other (Describe)

☐ Increase in total estimated cost

D. IDENTIFICATION OF APPLICANT

LEGAL CORPORATE NAME

Jersey City Redevelopment Agency

MAILING ADDRESS (Including ZIP Code)

611 Summit Avenue, Jersey City, N.J.

HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION URBAN RENEWAL AREA DATA (In Support of Form H-6100, Survey and Planning Application)				(TO BE FILLED IN BY HHFA)		
				PROJECT OR PLAN NUMBER		
				LOCALITY		
				DATE RECEIVED		

INSTRUCTIONS: Place original and 1 copy in Binder No. 1, and one copy each in other Binders.

A. Accompanies Form H-6100 executed on _____ with regard to an application for (Check one)
Date

☒ SURVEY AND PLANNING OF AN URBAN RENEWAL PROJECT ☐ PREPARATION OF GENERAL NEIGHBORHOOD RENEWAL PLAN

B. AREA NAME OR DESIGNATION (From Form H-6100)

Holland Tunnel II Urban Renewal Area

C. GENERAL LOCATION OF AREA Immediately to the north of the Holland Tunnel Urban Renewal Area. NJR-14 and lying north of the exit ramps from the Holland Tunnel.		D. CHARACTER OF AREA (Check one below) <input checked="" type="checkbox"/> BUILT UP <input type="checkbox"/> PREDOMINANTLY OPEN <input type="checkbox"/> OPEN (Check one below unless "Area" is "Open") <input type="checkbox"/> PREDOMINANTLY RESIDENTIAL <input checked="" type="checkbox"/> NOT PREDOMINANTLY RESIDENTIAL
CONGRESSIONAL DISTRICT(S) IN WHICH AREA IS SITUATED 13	PROXIMITY OF AREA TO BUSINESS DISTRICT (Check one) <input type="checkbox"/> IN OR ADJACENT TO CENTRAL BUSINESS DISTRICT <input type="checkbox"/> IN OR ADJACENT TO OUTLYING BUSINESS DISTRICT <input checked="" type="checkbox"/> NOT IN OR ADJACENT TO BUSINESS DISTRICT	
COUNTY IN WHICH AREA IS SITUATED Hudson		

E. PRESENT CHARACTER OF URBAN RENEWAL AREA AND CONDITION OF BUILDINGS

ITEM	ESTIMATED ACREAGE IN AREA BY PRESENT CHARACTER OF LAND			ESTIMATED NUMBER AND CONDITION OF BUILDINGS		
	TOTAL	IMPROVED LAND	UNIMPROVED	NUMBER OF BUILDINGS	WITH DEFICIENCIES NUMBER PERCENT	
TOTAL	48.4	42.1	6.3	86	69	80.2
1. Streets, alleys, public rights-of-way	23.2	23.2	----			
2. Residential (including related public or semipublic purposes)	6.1	5.7	.4	47	39	83.0
3. Nonresidential (including related public or semipublic purposes)	19.1	13.2	5.9	39	30	76.9

Sources of estimates:

Field Survey conducted June 1967 by Alvin E. Gershen Associates.

F. CONTEMPLATED NEW LAND USE (Check one) <input type="checkbox"/> PREDOMINANTLY RESIDENTIAL USES <input checked="" type="checkbox"/> NOT PREDOMINANTLY RESIDENTIAL USES	G. CONTEMPLATED TREATMENT OF AREA	NO. OF ACRES
	TOTAL	48.4
	1. Clearance and redevelopment	48.4
	2. Rehabilitation and conservation	

1. Selection and Delineation of the Urban Renewal Area

A. Location

The urban renewal area is located at the northern end of downtown immediately, adjacent to the Holland Tunnel Urban Renewal Area, NJR-14. The area is a logical extension of the first Holland Tunnel Project and is of manageable size.

B. Boundaries

The urban renewal area is bounded on the south by the Holland Tunnel Urban Renewal Area, NJR-14, and on all other sides by railroad lines and spurs. These are logical boundaries and have been delineated without consideration of race, color or national origin as a factor.

2. Eligibility

A. State Requirements. The urban renewal area is eligible for renewal activity under title 40, chapter 55, Section 21 of the Revised New Jersey Statutes.

B. Type Project The area qualifies as a Category V, Nonresidential Exception, being built up, non-residential and proposed for non-residential uses after renewal. Exclusive of streets, alleys and public rights-of-way, 19.1 acres of land are in non-residential use and 6.1 acres are in residential use. Of the 48.4 acres in the project 42.1 contain buildings or are improved land.

C. Building Deficiencies. Of the 86 buildings in the urban renewal area 69, or 80 percent, were found to have deficiencies, according to an exterior field survey of all structures in the urban renewal area conducted by Alvin E. Gershen Associates. The criteria listed below were used in determining that a building was deficient.

- 1) Defects to a point warranting clearance.
- 2) Deteriorating conditions because of a defect not correctable by normal maintenance.
- 3) Extensive minor defects which, taken collectively, are causing the building to have a deteriorating effect on the surrounding area.
- 4) Inadequate original construction or alterations.

D. Environmental Deficiencies

The following environmental deficiencies exist in the urban renewal area.

- 1) Residential structures are mixed with and surrounded by commercial and industrial uses which create noise and smoke which have an adverse influence on the residential buildings.
- 2) The area is adjacent to the exit from The Holland Tunnel which generates an excessive amount of vehicular traffic through and adjacent to the urban renewal area.
- 3) Most of the buildings in the area are obsolete and have outlived their economic usefulness.

3. Statement of Conformity with Workable Program

- A. The Workable Program has not been developed to the point where sufficient data is available to furnish a basis for evaluating the need for the project.
- B. The Workable Program will be sufficiently developed to evaluate the project by the time Part I, Application for Loan and Grant, is submitted. The basis for this statement is that The Jersey City Community Renewal Program is being prepared and will contain Workable Program material including specific project areas and priority for treatment.

4. Criteria for treatment of Area

The proposed treatment for the urban renewal area is clearance and redevelopment.

Of the 86 buildings in the urban renewal area 22, or 26 percent, are substandard warranting clearance. An additional 34 buildings must be cleared to remove mixed or incompatible uses. Thus, is a total of 56 buildings, or 65 percent, are to be cleared for structural or blighting conditions.

5. Map of Locality

The Holland Tunnel II Urban Renewal Area is located immediately adjacent and to the north of The Holland Tunnel Urban Renewal Area which is in the execution stage.

6. Land Use Map

The Land Use Map of the project area and vicinity is contained herein showing:

- A. Boundaries of the urban renewal area.
- B. Clearance areas and areas not-to-be acquired in the urban renewal area.
- C. Existing land uses in the urban renewal area.
- D. Generalized existing land uses in surrounding area influencing and influenced by the project.

7. Project Area Conditions Map.

The Project area conditions Map is included herein showing:

- A. Boundaries of the urban renewal area.
- B. Clearance areas and areas not-to-be acquired.
- C. General distribution of blight and deterioration in urban renewal area and surrounding area influencing it.

8. Susceptibility to Flooding

The urban renewal area is not susceptible to flooding.

9. Eligibility of Project based on Section 112 of Title I

Not Applicable

10. Designation of Urban Renewal Area.

A resolution of City Council is contained in Code No. R-145 authorizing the filing of a Survey and Planning Application for the Holland Tunnel II Urban Renewal Area.

11. Unusual topographic and Subsoil Conditions

No unusual topographic or subsoil conditions are anticipated.

12. Minority Group Considerations

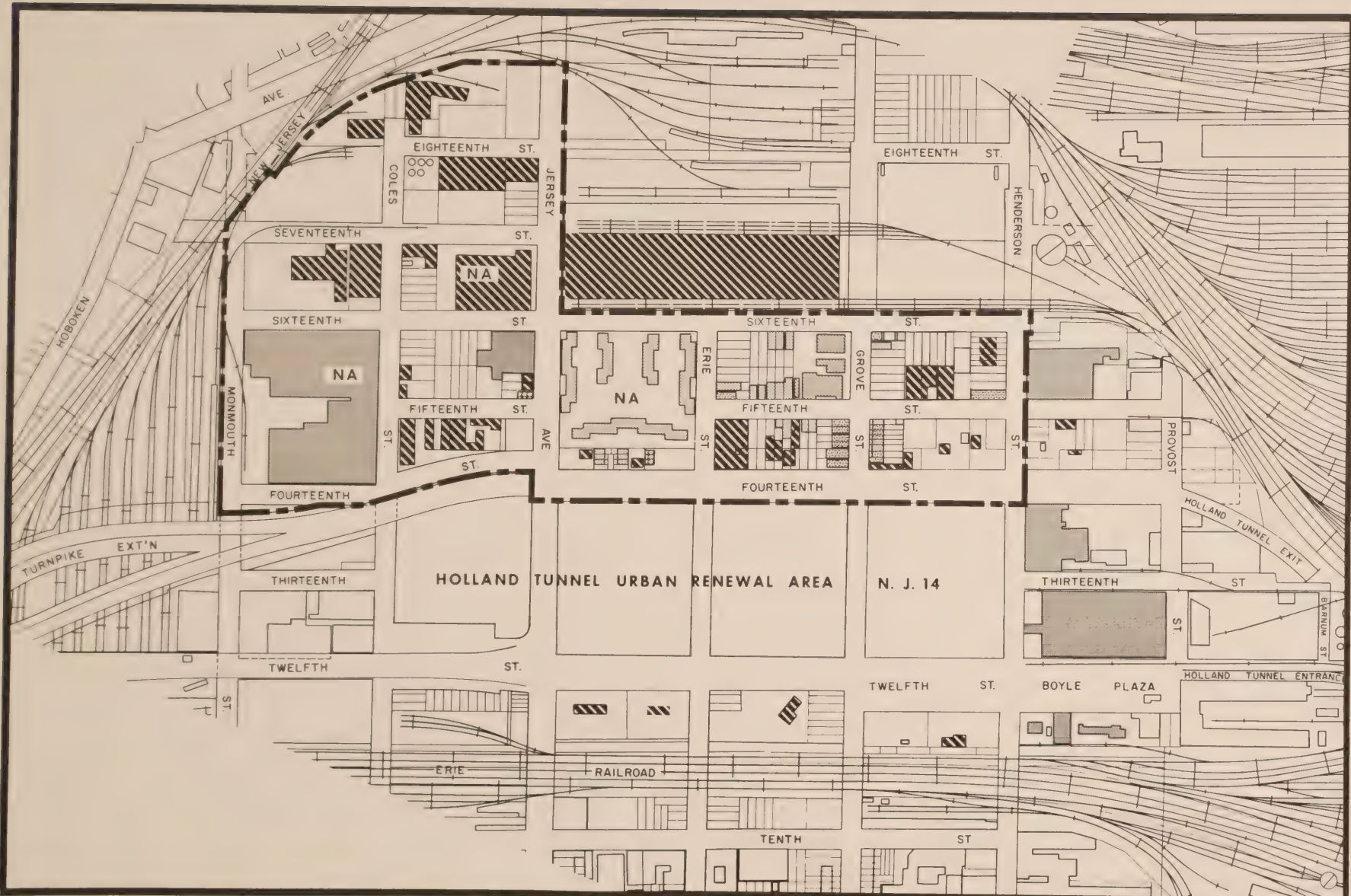
New moderate and low income housing to be provided in other urban renewal areas in Jersey City are considered adequate to fill the housing needs of the estimated 39 non white families and 5 non white individuals to be displaced.

13. Low or Moderate Cost Housing

The reuse in the urban renewal area will be non-residential.

14. Water Pollution.

- A. The existing sewers in the project area are combined.
- B. The sanitary and storm sewers will be separated as part of the project improvements to be provided in the project area. This policy is being adhered to, where possible, in all urban renewal projects in the City.










HOLLAND TUNNEL II URBAN RENEWAL AREA

Jersey City
Redevelopment Agency
City of Jersey City,
Hudson County, New Jersey

SURVEY AND PLANNING APPLICATION

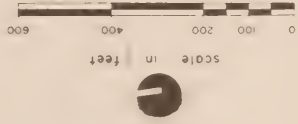


EXISTING LAND USE

-  residential
-  mixed, predominantly residential
-  commercial
-  mixed, predominantly commercial
-  industrial
-  public and quasi-public
-  vacant
- NA not to be acquired

CODE NO.: R-103
DATE: JULY, 1967
Prepared by: ALVIN E. GERSHEN ASSOCIATES

Jersey City
Redevelopment Agency
City of Jersey City,
Hudson County, New Jersey



BUILDING CONDITIONS

0/deficient buildings

0/ total buildings

Project boundary

NA not to be acquired

CODE NO.: R-103
DATE: JULY, 1967
Prepared by: ALVIN E. GERSHEN ASSOCIATES

All housing units in Jersey City are available to all people regardless of background. Families displaced by this project shall have the opportunity to occupy housing which is decent, safe and sanitary, within their financial means and in reasonably convenient locations.

1. Estimate of the number of site occupants in the project area and the number of families to be displaced are shown on Form H-6101, "Urban Renewal Area Data", under Code No. R-102.
2. Description of the Local Housing Supply
 - a. Overall Number of Standard and Substandard Housing Units.
According to the 1950 Census of Housing, 17,200 units were dilapidated or lacked private toilet or bath or running water. Substandard units eliminated through demolition or other actions during the decade which followed have largely been off-set by the units which have since become substandard. The 1960 Census of Housing reports that 17,620 housing units were deteriorating or dilapidated out of a total of 91,915 units. It is further reported that there were 74,295 standard housing units in the city at this time.
 - b. Number of Private and Public Rental Housing Units.
According to the 1960 Census of Housing, there were 91,915 housing units in Jersey City at the time of the Census. Of these, there were 88,552 occupied housing units. Of this total, 23,806 were owner-occupied and 64,746 were renter-occupied. The Jersey City Housing Authority reported 3,518 public housing units in operation as of June 30, 1963.
 - c. Annual Turnover Rate in Private Rental, Private Sales, and Public Housing Units.
It has been found that there are approximately 65,000 private rental housing units in the city. On the basis of the 1960 Census of Housing, it has been estimated that there is an annual turnover rate in this sector of 11 percent. In private sales housing, there are approximately 21,000 units in Jersey City. The turnover rate, again based on the 1960 Census of Housing, is estimated at 7 percent per year. Finally, there are 3,518 low income housing units in existence. On the basis of information supplied by the Housing Authority, the annual turnover rate for these units is approximately 420 units (12 percent) or 35 per month.
 - d. Vacancy Ratio in Rental and Sales Housing.
The vacancy ratio of both rental and sales housing in Jersey City, as reported by the 1960 Census of Housing, is 3.3 percent. On the basis of the 1950 Census of Housing, the vacancy ratio in these same types of units in 1950 was 1.3 percent.

e. Number of Private and Public Residential Units Constructed During Years of 1965 and 1966.
 In the years 1965 and 1966 a total of 1, 606 private dwelling units was authorized for construction. In 1965, 286 Public dwelling units were authorized for construction. This project was occupied in 1967.

3. Estimated Costs of relocation planning are shown on form H-630, "Local Public Agency Staffing and Salary Schedule" in Code No. R-132.

4. Estimated Relocation Payments

<u>Relocation Payments</u>	
152 familes @ \$200	\$31, 200
20 individuals @ \$150	3, 000
26 businesses @ \$3000	78, 000
<u>Relocation Adjustment Payments</u>	
75 families @ \$300	22, 500
10 individuals @\$200	2, 000
<u>Small Business Displacement Payments</u>	
26 businesses @ \$2500	65, 000
<u>Settlement and Storage Costs</u>	
39 familes @ \$100	3, 900
5 individuals @ \$100	500
13 businesses @ \$200	2, 600
Total Payments	\$208, 700

R-111 COMMUNITY REQUIREMENTS DATA

Previously submitted with Workable Program for Community Improvement which presently is certified. Certification expires on February 1, 1968.

1. Statement Describing Community Organization.

a. Proposed work program for diagnostic survey.

- (1) Planning the survey. In preparation for the survey a committee will identify the purpose of the survey and consequently, what information and data will be collected. The committee will include representatives from the LPA, the City's Welfare agency, the school systems, the board of health, Cando, (the local anti-poverty agency) and the neighborhood church organizations. The survey itself will be generally oriented around and guided by the the following principles.
 - (a) The major activity in the renewal area will be clearance. The surveys must be directed to occupants relocation and accompanying problems.
 - (b) The maximum participation of all public and private agencies related to renewal and welfare and education programs is an important part of providing complete diagnostic services. Consequently, the data is to be collected must also be complete.
- (2) Conducting the survey. In conducting the survey the following criteria and principles will govern.
 - (a) The various agencies of the City that deal with health, education and welfare will be requested to volunteer personnel to assist in the survey.
 - (b) The LPA will have a full time community specialist to coordinate and run the program.
 - (c) Scheduling will be accomplished to provide meaningful, timely information with minimum discomfort to site occupants.
 - (d) Interviewers will be trained not only in objectives of the diagnostic program and techniques but also in general renewal information so they can respond correctly to general questions about the renewal program.
 - (e) An efficient system and follow-up system will be developed for referrals.
 - (f) The survey will cover all site occupants.

- b. Identifying social welfare agencies and other community resources needed in the diagnostic services.

The committee established for the diagnostic survey in conjunction with the LPA and community specialist will identify the agencies to participate and develop the referral system.

- 2. Expenditures anticipated for Community Organizations are shown in Code Number R-131 on form HUD 627, Survey and Planning Budget, and in Code Number R-134, narrative statement in support of survey and planning budget estimates.

R-121 ESTIMATE OF FEDERAL GRANT REQUIREMENT

1.	Survey and Planning Expenditures	252,657
	Estimate shown in Code No. R-131 to R-134	
2.	Administrative Costs	144,000
	LPA staffing, administrative overhead, services and travel is estimated on the basis of \$4,000 per month for 36 months.	144,000
3.	Office Furniture and Equipment	1,300
	Two desks at \$300	600
	Two chairs at \$100	200
	One typewriter at \$500	500
4.	Legal Services	22,700
	Legal counsel at \$200 a month for 36 months.	7,200
	Legal services for direct purchase of 116 properties at \$100 each	11,600
	Legal services on condemnation of 13 properties at \$300	3,900
5.	Survey and Planning	34,000
	LPA Salaries	30,000
	Architectural and Planning Services on hourly plus expenses basis	4,000
6.	Acquisition Expenses	31,000
	Option Negotiation Fees at \$200 for 116 parcels	23,200
	Title Insurance at \$40 for 116 parcels	4,640
	Settlement Cost at \$10 for 116 parcels	1,160
	Sundry Acquisition Costs	12,000
	Direct purchase-- 116 parcels	2,900
	Condemnations-- 13 parcels at \$700	9,100

7.	Property Management	3,000	
	30 months at \$100 per month	3,000	
8.	Relocation Costs		60,000
	Estimated LPA salaries at 2000 per month for 30 months	60,000	
9.	Site Clearance		140,000
	Approximately 70 buildings to be demolished at \$2,000 per building	140,000	
10.	Site Improvements and Public Faci- lities		300,000
11.	Disposal Lease and Retention Costs		20,000
12.	Interest		
	\$500,000 for 36 months at 3%		45,000
13.	Other Income		0
14.	Subtotal - Lines 2 through 14		801,000
15.	Contingencies 15% of line 14		120,150
16.	Real Estate Purchases		2,853,400
	Equalized Valuation from Assess- ments	2,594,000	
	10% Assemblage Factor	259,400	
17.	Project Inspection		29,874
	Estimated at 0.75% of lines 14, 15, 16 and 24		
18.	Total Project Execution Expenditures Sum of lines 14, 15, 16, and 17		3,804,424
19.	Total Project Expenditures Line 18 plus line 1		4,057,081
20.	Land Disposition Proceeds Based upon estimated resale value		800,000
21.	Net Project Costs Line 19 minus 20		3,257,081

22.	Local Share		
	One-third of Net Project Cost		1, 085, 694
23.	Project Capital Grant		
	Two-thirds of Net Project Cost		2, 171, 387
24	Relocation Grant		208, 700
	156 families at \$200	31, 200	
	20 individuals at \$150	3, 000	
	26 businesses at \$3, 000	78, 000	
	<u>Relocation Adjustment Payments</u>		
	75 families at \$300	22, 500	
	10 individuals at \$200	2, 000	
	<u>Small Business Displacement</u>		
	Payments -- 26 at \$2, 500	65, 000	
	<u>Settlement and Storage Costs</u>		
	39 families at \$100	3, 900	
	5 individuals at \$100	500	
	13 businesses at \$200	2, 600	

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT URBAN RENEWAL PROGRAM		PROJECT LOCALITY Jersey City, New Jersey			
SURVEY AND PLANNING BUDGET		PROJECT NAME Holland Tunnel II Urban Renewal Area			
INSTRUCTIONS: Initial Budget: Prepare original and 5 copies for HUD. Submit original and 2 copies in Binder No. 1, copies in Binders No. 2, 3, and 4. Revised Budget: If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 2 copies to HUD.		PROJECT NUMBER (if known)		BUDGET NUMBER	
DATES OF BUDGET APPROVALS (Complete for revision only)					
Budget No. 1, _____, 19____ Latest Approved Budget (No. _____), _____, 19____					
LINE NO.	ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HUD
		USE ONLY FOR REVISED BUDGET		BUDGET REQUESTED FOR 18 MONTHS (c)	BUDGET APPROVED FOR ____ MONTHS (d)
	LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or -) (b)			
1	ADMINISTRATION:				
	a. ADMINISTRATIVE OVERHEAD AND SERVICES (R 1410.01, R 1410.09, R 1410.16, R 1410.19, R 1416)	\$	\$	\$ 46,449	\$
	b. TRAVEL (R 1410.05)			437	
2	OFFICE FURNITURE AND EQUIPMENT (R 1475)			1,000	
3	LEGAL SERVICES (R 1410.024, R 1415.01)			4,650	
4	SURVEY AND PLANNING (R 1410.021, R 1430)			60,147	
5	LAND SURVEYS AND APPRAISALS (R 1410.022, R 1410.028, R 1440.02, R 1440.04, R 1440.05, R 1445.01)			41,900	
6	RELOCATION AND COMMUNITY ORGANIZATION (R 1410.023, R 1443.01)			9,435	
7	REHABILITATION AND CONSERVATION (R 1410.029, R 1460)			-0-	
8	SUBTOTAL			146,018	
9	RESERVE AND CONTINGENCIES			86,983	
10	TOTAL (Line 8 plus 9)	\$	\$	\$ 251,001	\$
11	PROJECT INSPECTION FEE (R 1418)			1,656	
12	TOTAL SURVEY AND PLANNING BUDGET (Line 10 plus 11)	\$	\$	\$ 252,657	\$
Approval of the Survey and Planning Budget in the amounts and for the time period shown in Column (c) is hereby requested.					
_____ Date		_____ Signature of Authorized Officer			
Jersey City Redevelopment Agency Local Public Agency		Executive Director Title			
The Survey and Planning Budget is hereby approved in the amounts and for the time period shown in Column (d). The authorized activities shall be completed by _____, 19____.					
_____ Date		_____ Signature		_____ Title	

LOCAL PUBLIC AGENCY STAFFING AND SALARY SCHEDULE

PROJECT LOCALITY

NAME OF LOCAL PUBLIC AGENCY

Page _____ of _____ Pages

BUDGET ACTIVITY CLASSI- FICATION	POSITION TITLE	ANNUAL SALARY RATE		PERCENTAGE ALLOCATION OF EMPLOYEES' TIME CHARGEABLE TO:				NUMBER OF MONTHS POSITION WILL BE OCCUPIED	AMOUNT OF SALARY CHARGEABLE TO THIS BUDGET
		PROPOSED	CURRENT (If not equal to amount in Col. 1)	OTHER TITLE I BUDGETS	PHA PROGRAMS	OTHER (excluding this budget)	THIS BUDGET		
		(1)	(2)	(3)	(4)	(5)	(6)		
1410.01	Executive Director	6,000	25,000	90			10	18	3,750
	Assistant Director		15,000	90			10	18	2,250
	Chief Fiscal Officer		12,500	90			10	18	1,875
	Project Manager		11,800	75			25	18	4,425
	Asst. Project Manager			0			100	18	9,000
	Sec. to Executive Director		7,600	90			10	18	1,140
	Chief Processing Clerk		6,600	90			10	18	990
	Senior Accountant		7,000	90			10	18	1,050
	Clerk Stenographer		5,500	90			10	18	825
	Clerk Stenographer		5,500	90			10	18	825
	Clerk Receptionist		3,900	90			10	18	585
	Clerk Typist		4,000	90			10	18	600
	Clerk Typist		4,000	90			10	18	600
	Public Information Officer		10,500	90			10	18	1,575
									Total

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

LOCAL PUBLIC AGENCY STAFFING AND SALARY SCHEDULE

PROJECT NUMBER (if known)

PROJECT LOCALITY

See reverse side for instructions and for Certificate to be completed.

NAME OF LOCAL PUBLIC AGENCY

This Form H-630 supports budget

Form (H-627) dated _____, 19____. Page _____ of _____ Pages
Form (H-6220)

BUDGET ACTIVITY CLASSI- FICATION	POSITION TITLE	ANNUAL SALARY RATE		PERCENTAGE ALLOCATION OF EMPLOYEES' TIME CHARGEABLE TO:				NUMBER OF MONTHS POSITION WILL BE OCCUPIED	AMOUNT OF SALARY CHARGEABLE TO THIS BUDGET
		PROPOSED	CURRENT (If not equal to amount in Col. 1)	OTHER TITLE I BUDGETS	PHA PROGRAMS	OTHER (excluding this budget)	THIS BUDGET		
		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1410.021	Project Coord. (Planning)		11,500	75			25	18	4,312
	Urban Renewal trainee	7,000		50			50	18	5,250
	Secretary	3,900		90			10	18	585
1410.022	Real Estate Officer		15,000	90			10	Total 18	10,147
									2,250
1410.023	Senior Relocation Officer		9,000	90			10	Total 18	2,250
	Community Organization Spec.	8,500		90			10	18	1,350
	Inspector		7,200	80			20	18	1,275
	Relocation Interviewers (2)		12,400	75			25	18	2,160
								Total 18	4,650
									9,435
1410.024	Legal Secretary		7,000	90			10	18	1,050
								Total 18	1,050
1410.027	Senior Property Management Officer		7,500	90			10	18	1,125
								Total 18	1,125
								Grand Total	51,247

CERTIFICATE

The undersigned hereby certifies (1) that the Local Public Agency, by appropriate resolution of its governing body or by other official action, as described in Urban Renewal Manual, Section 30-1-2, has established personnel and staff compensation policies, for all employees, other than those whose salaries or wages are at minimum levels prescribed by the Federal Government pursuant to the labor standards provisions of Urban Renewal Manual, Chapter 30-4, and has determined by such official action that the compensation rates established by such policies are not in excess of rates established by pertinent local public practice; (2) that the positions and rates of compensation indicated on the face of this form are in accordance with such official action; and (3) that such official action, and evidence of the basis for the establishment of such policies, are available for inspection at the office of the Local Public Agency.

Date

Signature of Authorized Officer

Title of Authorized Officer

INSTRUCTIONS FOR PREPARATION: (Submit an original and 3 copies to the HHFA Regional Office in support of Form H-627, and an original and 4 copies in support of Form H-6220.)

Budget Activity Classification and Position Title

List the budget activity classification number and title of each full-time or part-time position to be occupied during the budget period. Identify part-time position by the symbol "PT" before the title. Group positions by activity classification shown on Form H-627 or H-6220. See Form H-627 or H-6220 for accounts included in budget activity classifications.

Annual Salary Rate

Enter proposed and, if appropriate, current annual salary rates of each position. For part-time staff, enter the equivalent annualized salary.

Percentage Allocation of Employee's Time Chargeable

Enter the percentage of the annual salary rate applicable to Columns 3 through 6. For part-time staff, the time not spent working for the LPA shall be included in Column 5. The sum of the percentages shall equal 100 percent for each position.

Amount of Salary Chargeable to This Budget

Enter the amount of each salary in dollars chargeable to this budget. This amount shall be based upon the proposed annual salary rate, the percentage of the employee's total time estimated to be spent on this project, and the number of months the position will be occupied.



HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION					PROJECT NUMBER (if known)
SURVEY AND PLANNING WORK ACTIVITIES TO BE PERFORMED UNDER CONTRACT					PROJECT LOCALITY
<i>INSTRUCTIONS: Submit original and 3 copies to HHFA in support of Form H-627.</i>					NAME OF LOCAL PUBLIC AGENCY Jersey City Redevelopment Agency
					This Form H-681 supports survey and planning budget Form H-627 dated _____, 19____.

NUMBER OF BUDGET ACTIVITY CLASSIFICATION FROM FORM H-627 (1)	WORK ITEMS (Group Code Nos. from Final Project Report Checklist to be performed under each Contract) (2)	ESTIMATED STARTING DATE (Month and Year) (3)	ESTIMATED COMPLETION DATE (Month and Year) (4)	ESTIMATED CONTRACT COST (5)	EXPLANATION OF PROPOSALS OR ESTIMATES (Indicate "P" for Proposals, "E" for Estimates, and source or basis of Column (5) amount) (6)
				\$	
R1415.01	Legal Services			3,600	"E" LPA Estimate
R1430	Planning Consultant			40,000	"P" See Proposed contract submitted with this Application
R1430	Engineering Consultant			10,000	" "
R1440.02	First and Second Acquisition Appraisals			25,800	"E" LPA Estimate
R1440.05	Preparation of Property Map			5,000	"P" See Proposed contract submitted with this Application
R1440.05	Preparation of Disposition Map			3,000	" "
R1430	Preparation of Part II			3,000	" "
R1440.02	Market Analysis			10,000	"E" LPA Estimate
R1445.01	Disposition Appraisals			3,000	" "

R-134 NARRATIVE STATEMENT IN SUPPORT OF SURVEY AND PLANNING
BUDGET (FORM HUD-627)

1. Administration

a.	Administrative overhead services.	
	<u>R-1410.01</u> Nontechnical Salaries	29, 490
	<u>R-1410.09</u> Retirement--19.2 of	
	all H627 Salaries	9, 839
	<u>R-1410.16</u> Publications	1, 000
	Informational Reports	
	published by or for the	
	Agency	
	<u>R-1410.19</u> Sundry Overhead	
	Administrative overhead:	
	Rent, Utilities, Telephone,	
	Telegraph, Postage, Printing	
	and Reproduction, Insurance	
	and other general administra-	
	tive overhead costs. Based on	
	10 percent of administrative	
	budget.	6, 120
	TOTAL LINE 1a	46, 449
b.	<u>R-1410.05</u> Travel	
	Travel by members of Rede-	
	velopment Agency on official	
	business of Title I Activities	
	including travel expenses in	
	connection with meetings and	
	car expenses. Based on	
	10 percent of administrative	
	budget.	437
	TOTAL LINE 1b	437

2.	<u>R-1475</u> Office Furniture and Equip-	
	ment: Estimated minimum	
	units required--Cabinets,	
	adding machine tables and	
	stands, desks, and chairs,	
	calculator.	1, 000

3.	Legal Services	4, 650
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<u>R-1410.024</u>	Legal secretaries (2)	
	per Form H-630	1, 050
<u>R-1415.01</u>	General	
	Services for legal counsel	
	for general legal advise and	
	assistance other than condem-	
	nation litigation, and opinion	
	of counsel in connection with	
	financing the projects.	
	18 months at \$200 per month	3, 600

4.	Survey and Planning	60,147
	<u>R-1410.021</u> Agency Planning Staff as Per Form H-630	10,147
	General supervision and control of surveys, studies and plans.	
	<u>R-1430</u> Planning Consultant	40,000
	Conduct surveys and studies of project area, to measure conditions of slum and blight, to identify areas for clearance and to develop plans and con- trols for reuses in the project area.	
	Engineering Consultant	10,000
	Conduct studies to estimate costs, line sizes and location of necessary project improvements.	
5.	Land Surveys and Appraisals	41,900
	<u>R-1440.02</u> Appraisals for Acquisition 129	12,900
	parcels at \$100 each	
	<u>R-1440.02</u> Market Analysis	15,000
	<u>R-1440.05</u> Sundry Acquisition Costs	8,000
	Preparation of property map	5,000
	Disposition Map	3,000
	<u>R-1445.01</u> Disposition Appraisal	6,000
6.	Relocation and Community Organization	9,435
	<u>R-1410.023</u> LPA Relocation Staff per Form H-630	9,435
7.	Rehabilitation and Conservation	-0-
8.	Subtotal	164,018
9.	Reserves and Contingencies:	86,983
a.	25% of line 8	41,004
b.	Administrative and overhead costs to be incurred over a six month period between HUD's approval of a project expendi- tures budget and approval of Part II. This cost is determined by one third of the total costs of lines 1a, 1b, and 3.	17,179

	c. Preparation of Part II of the Application for Loan and Grant	3,000
	d. Second land acquisition appraisals and title searches to be undertaken upon approval of Part I of the Application for Loan and Grant.	
	1) Second acquisition appraisal-- 129 parcels at \$100 each	12,900
	2) Title searches-- 129 parcels at \$100 each	12,900
10.	Total (Line 8 plus 9)	251,001
11.	Project Inspection Fee 18 months at \$92	1,656
12.	Total Survey and Planning Budget	252,657



R-135 SURVEY AND PLANNING FUNDS OTHER THAN ADVANCE APPLIED
FOR ON FORM HUD-6100

The Redevelopment Agency does not anticipate having funds available other than the advance applied for on Form HUD-6100.

R-141

LEGAL INFORMATION REPORT FOR URBAN RENEWAL PROJECT,
PART I, FORM H-6103A

The Legal Information Report for Urban Renewal Project, Part I,
Form H-6103A is included with this application.

R-142

LEGAL INFORMATION REPORT FOR URBAN RENEWAL PROJECT,
PART II, FORM H-6103 B

Rehabilitation or conservation activities are not contemplated in the
urban renewal area.

R-143

DOCUMENTATION IN SUPPORT OF CODES NO. R-141 AND R-142

This data has been previously submitted.

R-144

RESOLUTION OF THE COMMISSIONERS OF THE JERSEY CITY RE-
DEVELOPMENT AGENCY AUTHORIZING THE FILING OF APPLICATION
AND CERTIFICATE OF RECORDING OFFICER

The resolution of the Commissioners of the Jersey City Redevelopment Agency authorizing the filing of this application and the certificate of the recording officer are included with this application.

R-145

RESOLUTION OF THE COUNCIL OF THE CITY OF JERSEY CITY
APPROVING FILING OF APPLICATION AND RECOGNIZING CONDI-
TIONS PROHIBITING DISCRIMINATION.

The resolution of the Council of the City of Jersey City approving the filing of the application and recognizing conditions prohibiting discrimination is included with this application.

LAND ACQUISITION POLICY
STATEMENT BY THE
JERSEY CITY REDEVELOPMENT
AGENCY FOR THE HOLLAND
TUNNEL II URBAN RENEWAL AREA

The Jersey City Redevelopment Agency in the acquisition of real property for the Holland Tunnel II Urban Renewal Area will:

1. Make every reasonable effort to acquire each property by negotiated purchase before instituting eminent domain proceedings against the property.
2. Not require any owner to surrender the right to possession of the property until the LPA pays, or causes to be paid to the owner (a) the agreed purchase price arrived at by negotiation, (b) in any case where only the amount of the payment to the owner is in dispute, not less than 75 percent of the appraised fair value as approved by the LPA and concurred in by HUD.
3. Not require any person lawfully occupying property to surrender possession without at least 90 days written notice from the LPA of the date on which possession will be required.

Executive Director

Date

PREPARED BY: ALVIN E. GERSHEN ASSOCIATES / TRENTON, NEW JERSEY